

Jeremiah Sullivan Building
1331 35th Street, N.W.
(Georgetown)
Washington
District of Columbia

HABS No. DC-202

HABS,
DC,
GEO,
138-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

JEREMIAH SULLIVAN BUILDING

Location: 1331 35th Street, N.W., (Georgetown) Washington, D.C.

Present Owners: Lillian E. Sullivan, Anne Marie Briggs, and Regina Catalez (or Katalinas). (1960).

Present Occupant: Vacant temporarily while estate is in process of being settled. (1969).

Present Use: Vacant at present. (1969).

Significance: This is a highly ornamented, late nineteenth-century, multi-purpose, commercial structure. Its unusual facade has remained unaltered since its construction.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1891.
2. Architect: None known.
3. Original and subsequent owners: The building is located in square 1228, Lot 75 (formerly Square 58, Lot 70 in Threlkeld's Addition to Georgetown), 35th Street was formerly called Fayette Street. The following is an incomplete chain of title to the land on which the structure stands. Reference is to the office of the Recorder of Deeds, Washington, D.C.

1885

Willaim D. Barrett and
wife, Janet Mary
William C. Barrett and
wife, Mabel A.
Ella A. Barrett
Sole heirs to estate of
Ann E. Thomas (Barrett)
to
Jeremiah Sullivan

Deed January 23, 1885
Recorded February 2, 1885
Liber 1113, folio 213

1895

Jereiah Sullivan died,
leaving all of his real
estate to his wife,
Ellen Sullivan

Will December 13, 1895
Probated December 23, 1895
Will Book 39, page 289

1937

Ellen Sullivan died intestate; she had seven children:

Josephine
Ellen (died before 1900)
John (died before 1900)
James J.
Jeremiah
Ann Sullivan Cox (died 1915;
survived by her husband and four
children: Robert, Josephine,
Marie and Regina)

Ellen Sullivan's property included present Lots 75, 80 and 81 in Aquare 1228. Each of the surviving children (Josephine, James, Jeremiah and Lillian) received one-fifth of the holdings. Each of the Cox grandchildren (Robert, Josephine, Marie and Regina) received one-twentieth of the property.

Lot 75 was inherited by Josephine Sullivan.

1962

Josephine Sullivan died
January 9, 1962. Her
property was divided
among her two brothers,
James and Jeremiah; her
sister, Lillian; and two
nieces, Anne Marie C.
Briggs and Regina Cox
Katalinas. James J.
received 1331-35th Street.

Will September 6, 1938
Filed February 28, 1962
Probated October 10, 1968
Will Book 5, page 68
Administration 2209-68

1969

James J. Sullivan died
February 1969.

Will January 31, 1968
Filed February 28, 1969
No administration number
has been assigned yet as the
estate is being settled and
probate has not occurred.

B. Historical Events and Persons Connected with the Structure

Jeremiah Sullivan was one of a large family who emigrated from Ireland in the mid-nineteenth century. The Sullivans, like other immigrants, achieved prosperity in western Georgetown.

Jeremiah started out as a "certman" but in 1885 he bought the property on the corner of Fayette (35th) and Second (O) Streets and opened a grocery store there. (City Directory). Six years later, in 1819, he built the adjoining structure, the present 1331 35th Street, and expanded his grocery to include a saloon. He held extensive property in Georgetown. (Zevely - Finley).

Jeremiah's enterprise was cut short by his untimely death in 1895, at the age of fifty-two. At that time he was living in one of his properties at the corner of 35th and O Streets. (The Evening Star Dec. 14, 189S). In his Will, written on his death bed, he left all of his property (which included present Lots 7S, 80, and 81 in Square 1228) to his wife, Ellen, unless she remarried, in which case he willed his property to his children. (Register of wills).

After Jermiah's death his family continued to operate a saloon and restaurant at 1331 35th Street. (City Directory). Ellen held on to the building on Lot 75, while living around the corner from it at 3422 O Street. (This Evening Star Dec. 13, 1937). At her death in 1937 Ellen was survived by four of her seven children and three grandchildren, all of whom became her heirs.

Josephine Sullivan inherited 1331 35th Street and occupied the second floor for many years. An elevated walkway connected the building with the residence at 3422 O Street where other Sullivans lived. Josephine's brother, James, who lived on Cathedral Avenue, operated a real estate business in the ground floor of 1331 35th Street.

In 1962, Josephine died and James received 1331 35th Street as part of his inheritance from her. He continued the operation of his business on the premises and maintained the second floor as living quarters.

James died in February 1969, leaving the property to his siste-, Lillian E. Sullivan, and his two nieces, Anne Marie Briggs and Regina Catalez (Regina Cox Katalinas), "...all to share equally..."

C. Bibliography:

1. Primary and unpublished sources:
Register of Wills, Washington, D.C., Will Book 39, page 289.

2. Secondary and published sources:

City Directories:

Boyd's Directory of the District of Columbia, 1782, p. 526;
1890, p. 833; 1892, p. 902; 1893, p. 887; 1894, p. 938; 1897,
p. 859.

Boyd's District of Columbia Directory, 1913, p. 1418; 1920,
p. 1401.

The Evening Star, Washington, D.C. December 14, 1895;
December 17, 1937, p. A-14.

Zevely-Finley, General Assessment of All Real and Personal
Property in Georgetown in the District of Columbia, 1893-94.
Washington, D.C.: A.G. Gedney, 1894, pp. 36-38.

Prepared by Volunteers for the
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Washington, D.C.
1969.

PART II. ARCHITECTURAL INFORMATION

A. General Statment:

1. Architectural character: This is a small highly ornamented commercial structure of the late nineteenth century. In addition to the corbelling and moulded shapes of the pressed brick there is carved stone and stamped metal ornamentation.
2. The first floor, now vacant, was last used as a real estate office, while the second floor contained living space.

2. Condition of fabric: Good.

B. Description of Exeterior:

1. Overall Dimensions: Approximately 18' by 40'. A symmetrical opening arrangement on the first floor; one three-window oriel in the center of the second. Two stories high.
2. Foundations: Brick.
3. Wall Construction: Pressed brick facade, common brick side and rear walls. Ornamental pilasters of molded brick with

pressed metal capitals on first floor level, belt course ornamented with pressed metal between first and second floors continues around oriel, brick quoins on second floor level continue to cornice.

4. Chimneys: One brick chimney at rear of building.

5. Openings:

- a. Doors and Doorways: The door into the first floor office area, which is at the center of the west facade, has one large pane of glass above two horizontal panels. The door to the stairway, which is south of the center door, has three panels and a semi-circular single-light transom.
- b. Windows and Shutters: There is a large plate glass window north of the center door in the office area; on the second floor there is a bay window or oriel composed of three one-over-one-light double hung sash windows in a pressed metal ornamental construction which has a proliferation of egg and dart mouldings, swags, garlands, fluting, ect.

6. Roof:

- a. Shape and covering: Low pitch down from west to east. Built-up covering.
- b. Framing: Wood (assumed).
- c. Cornice: Corbelled and moulded brick with painted pressed metal ornamentation. Shaped parapet above cornice also has pressed metal ornament.

C. Technical Description of the Interior:

- 1. Floor plan: The interior of this building was not accessible at the time of this writing. The first floor is basically one space divided with temporary partitions.

D. Site:

- 1. General Setting and Orientation: This building is one of several commercial structures clustered around the intersection of O Street and 35th Street, although the area is basically residential. It faces west and abuts the public sidewalk.

Prepared by: The Office of Walter G. Peter, Jr.
AIA
Architect
February 7, 1969

PART III. PROJECT INFORMATION

These records were prepared as part of a project to record structures in the western part of the Georgetown Historic District in Washington, D.C. The project was conducted by the Commission of Fine Arts with the cooperation of the Historic American Buildings Survey. The resulting documentation was donated to HABS by the Commission and published in 1970 in HABS Selections Number 6, "Georgetown Architecture - Northwest: Northwest Washington, District of Columbia". Research for the project was conducted by volunteers under the supervision of Ms. Nancy Black, staffmember of the Commission of Fine Arts. Architectural information was prepared by the office of Walter G. Peter, Jr. AIA.

The photographs were taken by J. Alexander. The data was edited and prepared for transmittal to the Library of Congress by HABS architectural historian Emily J. Harris in 1979.